

**Chapter 19.89**  
**SHORT-TERM RENTALS**

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**19.89.010 Purpose; Effective date**

The purpose of this chapter is to regulate short term rentals in the city's residential zoning districts in order to safeguard the peace, safety and general welfare of the city's residents by reducing or eliminating noise, vandalism and overcrowding. This chapter shall become effective on 1 March 2006.

**19.89.020 Definitions**

"Short-term rental" means the rental of any structure or portion thereof for occupancy, dwelling, lodging or sleeping purposes for at least three, but no more than 30, consecutive days in duration, if such structure is located in a residential zoning district, including detached single-family residences, condominiums, duplexes, twin homes, town homes and multi-family dwellings.

**19.89.030 Permit required**

All short-term rentals existing or proposed after the effective date of this chapter must acquire a short-term rental permit.

**19.89.040 Minimum duration**

Rental for less than three (3) consecutive calendar days in duration is prohibited in any of the city's residential zones.

**19.89.050 Where permitted**

Short-term rental permits may be approved by the director or his designee in the city's RM and R-2 zones. Short-term rental permits in the city's R-1 zones may be permitted as a conditional use when the property is directly and principally located on one of the following streets:

1. Fort Union Blvd
2. 3000 East
3. Wasatch Blvd
4. Bengal Blvd.
5. Highland Drive / 2000 East
6. Creek Road
7. 1300 East
8. 2300 East
9. 3500 East (between Bengal Blvd. and Wasatch Blvd.)

Any other short-term rentals in the city's residential zones are prohibited; provided that the nonconforming use arising from the short-term rental of an otherwise non-complying property that commenced before the city's incorporation on January 14, 2005 may be continued if the applicant establishes, by clear and convincing evidence, that such use and business was legal and fully authorized by Salt Lake County before that date, and provided further that the applicant complies with all other requirements for issuance and retention of a short-term rental permit under this chapter. The foregoing shall not affect

the city's right, at any time in the future, to terminate the continuance of any such nonconforming use of a non-complying property as provided in Utah state law.

**19.89.060 Exceptions**

Rentals of more than 30 consecutive days in duration in the city's residential zoning districts are not required to obtain a short-term rental permit.

**19.89.070 Permit application; Approval standards**

Application and issuance of short-term rental permits shall proceed as follows:

1. The applicant shall submit an application for a short-term rental permit to the city each year, paying all applicable fees and complying with all required inspections. Issued permits shall expire one year from date of issuance, unless sooner revoked. The applicant may be the owner of the proposed rental property or the owner's agent. Both the owner and the applicant (if different from the owner) shall be responsible for compliance with all provisions of this chapter and all other applicable ordinances regulating such rental.
2. The application shall be granted unless the issuing authority makes one or more of the following findings:
  - a. The proposed rental is not permitted by this chapter.
  - b. The permit should not be granted due to uncured violations of this chapter or of any other applicable law or ordinance, or for any other reason for which the permit application legally could have been denied, including, without limitation, the responsible party's failure to properly respond to

complaints as required by this chapter.

**19.89.080 Standards for operation**

1. Each permittee shall insure that the guests of its short-term rental do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise, disorderly conduct, overcrowding, the consumption of alcohol or the use of illegal drugs.
2. Promptly upon notification that the guests of a short-term rental unit have violated subsection 19.89.080(1) above, the permittee shall use its diligent best efforts to prevent a recurrence of such conduct by those occupants or guests. Such response to the notification shall occur within 24 hours after receipt. Failure to timely or properly respond to complaints regarding such violations constitutes grounds for permit revocation and imposition of penalties under this chapter.
3. Each permittee shall insure that operation of its short term rental complies with all other requirements of this code.
4. The planning commission and/or the director shall be authorized to prospectively impose additional standard conditions, applicable to all short-term rentals, as necessary to achieve the objectives of this chapter. The city shall endeavor to notify all short-term rental permittees of any change in standards applicable to the permits.

**19.89.090 Display of permit**

Each permittee shall affix and maintain its short-term rental permit on the inside

of the main entry door of the premises to which it applies.

**19.89.100 Exterior display of contact information**

Applicants shall prominently display on the exterior of the rental premises, in plain view of the general public and/or common areas, the name and 24-hour per day, 7-days per week, 365-days per year telephone number for a private party responsible to take complaints regarding operation of the premises. The city may prescribe the form of such notice. Applicants also shall provide such name and telephone number to all adjacent property owners. Permittees shall respond to telephonic complaints within 24 hours after such complaint is made. Inappropriate and/or non-response to such complaints shall constitute a violation of this chapter, and shall be grounds for imposition of the penalties specified below.

**19.89.110 Business license; Room tax**

The property owner or his authorized agent must have a business license for the short term rental as required in Title 5 of this code, and shall pay all taxes and fees relating to such business, including, without limitation, the city's transient room tax.

**19.89.120 Occupancy limits**

Occupancy in any short term rental shall not exceed two adults per bedroom.

**19.89.130 Parking**

Occupants of any short term rental shall not have more vehicles parked at the rental unit than can be legally parked on the rental property or directly in front and on the same side of the street as the rental unit.

**19.89.140 Maintenance**

All short term rentals shall comply with chapter 9.05 of this code, entitled "Nuisances and Abatement."

**19.89.150 Excessive noise**

Occupants of a short-term rental shall not create excessive noise that is incompatible with adjacent land uses.

**19.89.160 Violations and penalties**

Failure to secure a short term rental permit shall subject the property owner to a \$500.00 fine in addition to standard application and permit fees. Other failure to comply with this chapter shall constitute a violation of this code for which penalties may be imposed. Penalties for violations shall be issued in writing by the issuing officer upon documented verification of a violation. The issuing officer shall notify the applicant in writing of the penalty to be imposed for violations specified as follows:

1. For the first violation within any twelve (12) month period, the penalty shall be two hundred and fifty dollars (\$250);
2. For a second violation within any twelve (12) month period, the penalty shall be five hundred dollars (\$500);
3. For a third violation within any twelve (12) month period, the penalty shall be one thousand dollars (\$1,000); and
4. For a forth violation within any twelve (12) month period, the penalty shall be one thousand dollars (\$1,000) and automatic revocation of the short term rental permit for the subject

property for two years from date  
of revocation.

Hearings and appeals shall be made in  
accordance with chapter 19.92 of this  
code.

**19.89.170 Fees**

Short term rentals shall pay a yearly  
business license fee under Title 5 of this  
code. Short term rentals shall also pay a  
one time application fee of \$250.00 for  
permitted uses or the applicable  
conditional use permit fee for  
conditional uses.